



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1682		DATE: 2/23/2022	
COMMITTEE: Judiciary			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: JASON ZAMKUS		PHONE NUMBER: 573-291-6180	
REPRESENTING: MISSOURI ASSOCIATION OF REALTORS		TITLE:	
ADDRESS: 1320 ELMERINE AVENUE			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL: jzamkus@gmail.com	ATTENDANCE: Written	SUBMIT DATE: 2/23/2022 4:04 PM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: ARNIE C. AC DIENOFF-STATE PUBLIC ADVOCATE		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: arniedienoff@yahoo.com	ATTENDANCE: Written	SUBMIT DATE: 2/23/2022 11:57 PM
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WITNESS NAME		
REGISTERED LOBBYIST:		
WITNESS NAME: JEREMY LAFAVER		PHONE NUMBER:
REPRESENTING: EMPOWER MO		TITLE:
ADDRESS: 7200 MADISON AVE		
CITY: KANSAS CITY		STATE: MO
		ZIP: 64114
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/23/2022 12:00 AM
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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: SARAH OWSLEY		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME: EMPOWER MISSOURI		TITLE: POLICY AND ADVOCACY DIRECTOR	
ADDRESS: 308 E HIGH ST #100			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL: sarah@empowermissouri.org	ATTENDANCE: Written	SUBMIT DATE: 2/23/2022 12:21 PM	

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Empower Missouri convenes a statewide coalition supporting the advancement of evidence based public policy to increase the availability of affordable housing and support our neighbors with housing need. We are in opposition to HB 1682 and respectfully request you to vote 'no' on this issue. The emergence of COVID-19 was an unprecedented public health crisis like most of us have never experienced. Never before in our lifetime has the government and public health authorities ordered places of business to close, and the unemployment rate in Missouri skyrocketed overnight. Thousands of Missourians, including renters, were without employment through no fault of their own. The following months included uncertainty and dysregulation for our neighbors, most of whom had done their very best to work hard and pay their bills. Renters especially felt this upheaval, and even those who had never before made a late payment found themselves unable to pay their rent. Eviction moratoriums from local courts and the Center for Disease Control helped those households stay in place during this time of tumult. With full confidence those moratoria not only kept children and families in place, but it saved lives and reduced the spread of a virus which has taken the lives of over 18,000 of our neighbors. These eviction and utility shut-off moratoriums were accompanied by an unprecedented level of rental and utility support, hundreds of millions of dollars flowed to our state to support renters and landlords in paying their bills. At one time national data suggested 500,000 of our neighbors would experience a life altering housing displacement during the pandemic, and this assistance was vital in preventing those involuntary moves. In addition we're experiencing a housing market spike, with rental and sale prices of homes rising more than 30% in some communities in 2021. In a state with a pre-pandemic shortage of 122,000 rental homes available to households with the lowest incomes, we know that those who make a living off commodifying housing are financially better off now than they were pre-pandemic. While households with the lowest incomes who were able to temporarily avoid displacement because of the moratoriums are now under increased pressure. It is important to understand that evictions did not stop under these moratoriums. Evictions for drug use, property destruction, lease violations and more continued throughout the state of emergency. Only evictions which were a direct result of a financial change because of COVID-19 were prohibited. Eviction moratoriums are one of the reasons so many Missourians have survived a global pandemic, and preventing authorities the ability to enforce them in the future is bad policy. They are extremely rare and a vital step to saving lives during weather and health emergencies. The temporary moratoriums in place in Missouri had an overall positive financial impact on landlords, who are able to claim damages and lost income against any renter who did not utilize assistance funds.